



Coombe Lane, West Wimbledon, SW20 0RW

£2,000,000 Freehold

## Introducing Coombe Lane...

A truly stunning development of six contemporary five bedroom houses by boutique London developer Formál Property Group is hidden at the end of a long drive, surrounded by mature trees.

The Willows is a peaceful sanctuary in West Wimbledon that has the dual benefit of quick and easy access to both Central London and the countryside of Surrey.

The interiors have been carefully crafted by the talented designers at Scemesmith to compliment and reflect the contemporary architectural language of the properties. Versatile internal layouts offer a variety of different living arrangements.

The lower two floors are covered by family spaces, both of which offer direct access to the private terraces and gardens. To create a continuation with the exterior of the houses, a rich textural spine has been formed through the use of an exposed brickwork wall.

The gardens are absorbed into the living spaces of the houses through the large glass doors and windows. Engineered timber floors further strengthen the connection with the gardens and mature trees in and around the grounds. Attractive terrazzo stones have been generously utilised within the bathrooms. Paired with neutrally toned tiles and contemporary brassware, the bathrooms are serene environments to relax and unwind in. Tranquil colour tones together with large windows, flush fitted wardrobes, and considered lighting arrangements give the bedrooms a light and airy ambience.

The houses are networked and future proofed to allow home owners the ability to connect with internet and satellite providers, but also the flexibility to install their own home integration system.





## Welcome to West Wimbledon...

Coombe Lane is well located approx. 0.7 mile from Raynes Park Rail station with a regular train service to London Waterloo (approx. 20 mins). The 57 bus route runs along Coombe Lane and stops at both Raynes Park station and Wimbledon station (approx. 17 mins to Waterloo).

Raynes Park offers a good selection of restaurants and shops. The property is well situated for parks, being approx. 800m from Cottenham Park with its children's playground and around 1 mile from Wimbledon Common.

St Matthews Primary School is around 300 metres away and King's College School is approximately 1 mile distant.

- **New build 4 bedroom semi-detached house in secure gated development**
- **4 bath/shower rooms (1 en-suite)**
- **Well equipped kitchen/dining room**
- **2 reception rooms**
- **Study**
- **Utility room**
- **Garden**
- **Private parking space**

## Coombe Lane





## THE WILLOWS

APPROXIMATE GROSS INTERNAL FLOOR AREA:

2586 SQ FT- 240.22 SQ M (EXCLUDING STORE)

STORE AREA 35 SQ FT- 3.29 SQ M

TOTAL AREA 2621 SQ FT- 243.51 SQ M

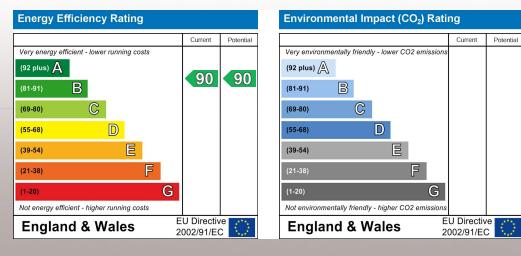
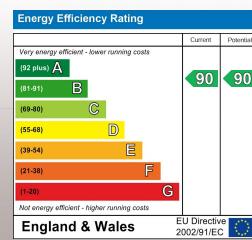
(INCLUDING RESTRICTED HEIGHT UNDER 1.5M)  
(CH = CEILING HEIGHTS)



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